

Zoning Board of Adjustment Public Hearing
Site walk
Old Homestead Highway, Map 402 Lot 27
February 11, 2022 4:00 PM

Members Present

Mark Beauregard, Vice Chairman
Antoinette Cincotta
Robert Gow, Alternate

Members Absent

Thomas Tague
Alan Schmidt, Chairman
Lloyd Condon

Public: Keith Hodgman, Janelle Hodgman, David O'Neil, Richard Flagler, Susan Flagler, Elaine Moriarty.

1.Meeting called to order/roll call:

Vice Chairman Beauregard Chaired the hearing.
Continued hearing called to order at 4:00 PM.
Robert Gow seated for Alan Schmidt.

2.Map 402 Lot 27: (Variance)

The proposed application is for a Variance from Article 3: General Provisions under Section 306 Driveways. Map 402 Lot 27 located on Old Homestead Hwy, is owned by Keith and Janelle Hodgman, 26 Delton Drive, Rindge NH.

The purpose of the site walk is to locate the well and propane tanks on Map 402 Lot 28 and measure the distance from their location to the edge of the excising driveway. There is concern that damage could be done while widening the excising driveway.

Cincotta mentioned that the well and tanks were non-conforming and should not affect the Hodgman's being granted the use of the excising driveway.

Elaine Moriarty joined the group and was met by Cincotta and neighbors along the side of the road.

Vice Beauregard and Gow measured the distance between the propane tanks the edge of the driveway at 47 feet. The distance from the well to the edge of the driveway was 53.6 feet, from the boundary line to the well was 28.6 feet from edge of the excising roadbed 34.6 feet. There was still the issue of the 25-foot abutters setback. Vice Beauregard and Gow joined Cincotta who was talking to Moriarty. Cincotta was clear that there was no reason to deny the variance and that Moriarty's was fine with the 25 foot setback.

Motion made by Gow to grant the variance with the condition that there is a written letter signed by the Moriarty's stating there are no issues with the existing roadbed. Seconded by Cincotta.

Three in favor. None opposed. No abstentions. Motion carries.

Elaine Moriarty didn't know what to write it was suggested that Land Use could write a letter for her to sign.

Motion made by Gow to adjourn the Public Hearing. Seconded by Cincotta. All in favor. None opposed. Motion carries.

Site walk adjourned at 4:20 PM.

Respectfully submitted,

Kandace Mattson